

Issued: May 25, 2017

**TOWN PLAN AND ZONING COMMISSION REGULAR MEETING
MONDAY, MAY 1, 2017
LEGISLATIVE CHAMBER, ROOM 314
TOWN HALL, WEST HARTFORD, CT 06107**

MINUTES

ATTENDANCE: Chair: Kevin Ahern; Commissioner: John O'Donnell
Alternatives: Liz Gillette, Gordon Binkhorst; Staff: Todd Dumais, Town
Planner; Catherine Dorau, Associate Planner

ABSENT: Vice Chair: Kevin Prestage; Commissioners: James Akin, Michele Maresca;
Alternate: Mishone Donelson

CALL TO ORDER/ROLL CALL: 7:00 P.M.

MATTERS FOR PUBLIC HEARING SHALL BE CALLED AT 7:15 P.M.

MINUTES:

1. Approval of Minutes:
 - a. Minutes of the Regular Meeting, Monday, April 3, 2017
No vote. Tabled to next meeting on June 5, 2017.

COMMUNICATIONS:

2.

NEW BUSINESS:

3. **289 South Main Street-** Application (SUP #1272-LB-17) of the Town of West Hartford, Record Owner, requesting TPZ review of compliance with the conditions of SUP #1272 approved on June 1, 2015 to allow the sale of beer and mixed drinks from the existing outdoor deck, the existing snack shack, and the mobile refreshment cart at Rockledge Golf Club. (Submitted for TPZ receipt on May 1, 2017. Suggest required public hearing be scheduled for June 5, 2017.)

After a brief review of the application and its related exhibits and after consideration of staff technical comments, the TPZ acted by **unanimous vote (4-0)** (Motion/Gillette,



TOWN OF WEST HARTFORD

TOWN OF WEST HARTFORD
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Second/Binkhorst) to schedule this matter for a **public hearing on June 5, 2017** at 7:15 P.M. in the Legislative Chamber, Room 314, West Hartford Town Hall, 50 South Main Street.

4. **23 Lasalle Road**- Application (SUP #1304) of the Howard L. Gelin Trust, Record Owner, seeking Special Use Permit approval for a four (4) seat outdoor dining area at Murasaki Japanese Restaurant. The proposed outdoor dining area will be covered by a retractable awning. (Submitted for TPZ receipt on May 1, 2017. Suggest required public hearing be scheduled for June 5, 2017.)
Required public hearing scheduled for June 5, 2017. Motion/O'Donnell; Second/Gillette; Vote 4-0.

After a brief review of the application and its related exhibits and after consideration of staff technical comments, the TPZ acted by **unanimous vote (4-0)** (Motion/O'Donnell, Second/Gillette) to schedule this matter for a **public hearing on June 5, 2017** at 7:15 P.M. in the Legislative Chamber, Room 314, West Hartford Town Hall, 50 South Main Street.

5. **43 Lasalle Road**- Application (SUP #1305) of Ladden Restaurant Concepts, d.b.a. Noble & Company, on behalf of Lexham Street Retail, LLC, Record Owner, requesting Special Use Permit approval for a sixteen (16) seat outdoor dining area at Noble & Co. Restaurant. The outdoor dining area includes retractable awnings and outdoor speakers. (Submitted for TPZ receipt on May 1, 2017. Suggest required public hearing be scheduled for June 5, 2017.)
Required public hearing scheduled for June 5, 2017. Motion/Binkhorst; Second/O'Donnell; Vote 4-0.

After a brief review of the application and its related exhibits and after consideration of staff technical comments, the TPZ acted by **unanimous vote (4-0)** (Motion/Binkhorst, Second/O'Donnell) to schedule this matter for a **public hearing on June 5, 2017** at 7:15 P.M. in the Legislative Chamber, Room 314, West Hartford Town Hall, 50 South Main Street.

6. **207 Bloomfield Avenue**- Application (SUP #1306) of the Hartford Roman Catholic Diocesan Corporation on behalf of the University of Hartford, Record Owner, seeking Special Use Permit approval for a Catholic Campus Ministry Center. The Center would include offices for the campus minister and campus chaplain, a small chapel, a dining area and study rooms available to students, faculty and staff from the University. (Submitted for TPZ receipt on May 1, 2017. Suggest required public hearing be scheduled for June 5, 2017.)

After a brief review of the application and its related exhibits and after consideration of staff technical comments, the TPZ acted by **unanimous vote (4-0)** (Motion/Gillette, Second/O'Donnell) to schedule this matter for a **public hearing on June 5, 2017** at 7:15 P.M. in the Legislative Chamber, Room 314, West Hartford Town Hall, 50 South Main Street.

7. **61 Raymond Road**- Application (SUP #1307) of Ray Weaver, on behalf of SOF-IX Blueback Square, LP, Record Owner, requesting Special Use Permit approval to open an indoor amusement facility that fosters communication, leadership, and problem solving skills in a group setting. (Submitted for TPZ receipt on May 1, 2017. Suggest required public hearing be scheduled for June 5, 2017.)

After a brief review of the application and its related exhibits and after consideration of staff technical comments, the TPZ acted by **unanimous vote (4-0)** (Motion/O'Donnell, Second/Gillette) to schedule this matter for a **public hearing on June 5, 2017** at 7:15 P.M. in the Legislative Chamber, Room 314, West Hartford Town Hall, 50 South Main Street.

8. **2600 Albany Avenue (AKA 2620 Albany Avenue)** - Application (SUP #1308) of Moscarillo's of West Hartford on behalf of MRE Realty, Inc., Record Owner, requesting Special Use Permit approval to allow for the expansion of greenhouse facilities on site, including the replacement of the existing greenhouse; the removal of the north greenhouse; and modifications to site landscaping and parking facilities. (Submitted for TPZ receipt on May 1, 2017. Suggest required public hearing be scheduled for June 5, 2017.)

After a brief review of the application and its related exhibits and after consideration of staff technical comments, the TPZ acted by **unanimous vote (4-0)** (Motion/Binkhorst, Second/O'Donnell) to schedule this matter for a **public hearing on June 5, 2017** at 7:15 P.M. in the Legislative Chamber, Room 314, West Hartford Town Hall, 50 South Main Street.

OLD BUSINESS:

9. **106 South Street**- Application (SUP #1301) of Tri-Town Professional Office Building, LLC., Record Owner, (Bruce A. Fletcher, ACTS Ministries International, Inc., Applicant) requesting Special Use Permit approval for a place of worship and training for a maximum of 96 seats. (Submitted for TPZ receipt on April 3, 2017. Required public hearing scheduled for May 1, 2017.)

After a brief review of the application and its related exhibits and after consideration of staff technical comments, the TPZ acted by **unanimous vote (4 -0)** (*Motion/Gillette; Second/O'Donnell*) to APPROVE this application with conditions. During its discussions and deliberations on this matter, the Commission made the following findings and conditions:

1. The proposal meets the finding requirements of Section 177-42A (5a) of the West Hartford Code of Ordinances. In particular:
 - a. The location and size of the use, the nature and intensity of the operations connected with this use, the size of the lot in relation to it and the location of the lot with respect to streets giving access to it are such that it will be in harmony with the appropriate and orderly development of the district in which it is located.

- b. The kind, location and height of all structures and the nature and extent of the landscaping on the lot are such that the use will not hinder or discourage the appropriate development and use of adjacent properties.
 - c. The parking and loading facilities are adequate and properly located for the proposed use, and the entrance and exit driveways are laid out so as to achieve maximum safety.
2. Pursuant to West Hartford Code of Ordinances Section 177-42A (8), the applicant shall return to the TPZ by May 2019 for further review and evaluation. The TPZ may consider supplemental conditions of approval if operational concerns are identified.

10. **991 Farmington Avenue-** Application (SUP #1302) of Lasalle Road Partners, Record Owner, (Scott Miller, Applicant), requesting Special Use Permit approval for a fifty-two (52) seat outdoor dining area. The proposed outdoor dining area includes retractable awnings, lighting, speakers and propane heating units. (Submitted for TPZ receipt on April 3, 2017. Required public hearing scheduled for May 1, 2017.)

After a brief review of the application and its related exhibits and after consideration of staff technical comments, the TPZ acted by **unanimous vote (4 -0)** (*Motion/O'Donnell; Second/Binkhorst*) to APPROVE this application with conditions. During its discussions and deliberations on this matter, the Commission made the following findings and conditions:

- 1. The proposal meets the finding requirements of Section 177-42A (5a) of the West Hartford Code of Ordinances. In particular:
 - a. The location and size of the use, the nature and intensity of the operations connected with this use, the size of the lot in relation to it and the location of the lot with respect to streets giving access to it are such that it will be in harmony with the appropriate and orderly development of the district in which it is located.
 - b. The kind, location and height of all structures and the nature and extent of the landscaping on the lot are such that the use will not hinder or discourage the appropriate development and use of adjacent properties.
 - c. The parking and loading facilities are adequate and properly located for the proposed use, and the entrance and exit driveways are laid out so as to achieve maximum safety.
- 2. Pursuant to West Hartford Code of Ordinances Section 177-42A (8), the applicant shall return to the TPZ by May 2019 for further review and evaluation. The TPZ may consider supplemental conditions of approval if operational concerns are identified.

11. **178 Westmont** – Application (IWW # 1062-R1-17) of 188 Westmont Lot B LLC, Sal Leone, Record Owner/Applicant, (Darin Lemire, P.E.) requesting approval of a map amendment to the Official Inland Wetlands and Watercourses Map of the Town of West Hartford. The proposed amendment is based on an on-site soil survey prepared by a professional soil scientist. (Submitted for IWWA receipt on April 3, 2017. Required public hearing scheduled for May 1, 2017.)

The IWWA opened and immediately continued the application to Monday, June 5, 2017 at 7:15 P.M. in the Legislative Chamber, Room 314, West Hartford Town Hall, 50 South Main Street by **unanimous vote (4 -0)** (Motion/Binkhorst; Second/O'Donnell).

12. **178 Westmont** - Application (IWW # 1063-R1-17) of 188 Westmont Lot B LLC, Sal Leone, Record Owner/Applicant, (Darin Lemire, P.E.) requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities, which may have an adverse impact on a wetland and watercourse area. The application proposes site disturbance activities adjacent to and within wetlands soils for the construction of a new approximately 3,172 s.f. footprint home, and associated site improvements including a driveway and a 220 l.f. precast concrete wall. Three (3) wetland mitigation areas are being proposed. (Submitted for IWWA receipt on April 3, 2017. Determined to be potentially significant and scheduled for public hearing on May 1, 2017.)

The IWWA opened and immediately continued the application to Monday, June 5, 2017 at 7:15 P.M. in the Legislative Chamber, Room 314, West Hartford Town Hall, 50 South Main Street by **unanimous vote (4 -0)** (Motion/Binkhorst; Second/O'Donnell).

TOWN COUNCIL REFERRALS:

13. **1445 New Britain Avenue-** Application (SDD #6-R1-17) on behalf of Seritage SRC Finance, LLC, owner and applicant of 1445 New Britain Avenue (Susan A. Hays, Attorney) request to amend Special Development District #6, the former Sears building, to accommodate façade and signage layout modifications. (Town Council receipt on April 25, 2017. TPZ Receipt on May 1, 2016. Town Council public hearing scheduled for June 13, 2017.)
Item was tabled to June 5, 2017.

TOWN PLANNER'S REPORT:

14. **Update on the New Park Avenue Complete Streets Study**
Received by TPZ.
15. **Update on the West Hartford Center Review of the Central Business (BC) District Zone Planning Initiative**
Received by TPZ.

16. **Update on the Potential Zoning Ordinance Change for the Keeping of Bees**
Received by TPZ.

INFORMATION ITEMS:

REMINDER OF FUTURE TPZ REGULAR AND SPECIAL MEETINGS:

- TPZ Regular Meeting, Monday, June 5, 2017 @ 7:00 P.M.
- TPZ Regular Meeting, Monday, July 10, 2017 @ 7:00 P.M.
- TPZ Regular Meeting, Monday August 7, 2017 @ 7:00 P.M.

ADJOURNMENT: Motion/Gillette; Second/Binkhorst (4-0). Meeting adjourned at 8:08 PM

“Any individual with a disability who needs special assistance to participate in the meeting should contact

Social Services Department, 860.561.7561, five days prior to the meeting.”

U: shareddocs/TPZ/Agenda//2017/May 1 final minutes